LAS TERRAZAS SAMPLE COMPUTATION

Standard Sample Computation

Effective: September 01, 2015

BUYER :

						discount	15%	10%	5%	0%
OPTION 1 - CASH TERM						no. of days	15	30	45	after 45
Ph	Blk	Lot	area	price			contract price	contract price	contract price	contract price
1	15	37	523	30,000			15,690,000	15,690,000	15,690,000	15,690,000
							0	0	0	0
							0	0	0	0
							0	0	0	0
	gross contract price						15,690,000	15,690,000	15,690,000	15,690,000
	Less :	Discount					2,353,500	1,569,000	784,500	0
	Net contract price						13,336,500	14,121,000	14,905,500	15,690,000
	Less :	reservation fee dated				**03/25/21**	50,000	50,000	50,000	50,000
	Net contract price payable						13,286,500	14,071,000	14,855,500	15,640,000
							04/09/21	**04/24/21**	**05/09/21**	**05/24/21**
OPTION 2A - INSTALLMENT BASED ON OUTRIGHT DP										
2A.1 Outright Downpayment (min.20% – max.50% to avail of the above disc):										
	20%	Downpayment					3,138,000	3,138,000	3,138,000	3,138,000
	less :	reservation fee dated				**03/25/21**	50,000	50,000	50,000	50,000
	downpayment net of reservation fee						**3,088,000**	**3,088,000**	**3,088,000**	**3,088,000**
	Discount on downpayment						**470,700**	**313,800**	**156,900**	**0**
	net downpayment payable						**2,617,300**	**2,774,200**	**2,931,100**	**3,088,000**
						Due dates	**04/09/21**	**04/24/21**	**05/09/21**	**05/24/21**
2A.2 Balance for Amortization:										
	gross contract price						15,690,000	15,690,000	15,690,000	15,690,000
	Less:	20%	Downpayment				3,138,000	3,138,000	3,138,000	3,138,000
	Others									
	Balance for amortization						**12,552,000**	**12,552,000**	**12,552,000**	**12,552,000**
2A.3 Monthly amortization:						**Due dates**	**05/09/21**	**05/24/21**	**06/08/21**	**06/23/21**
1 YR., 0% interest							1,046,000	1,046,000	1,046,000	1,046,000
2 YRS., 0% interest							523,000	523,000	523,000	523,000
3 YRS.	(1-2years, zero interest)						348,667	348,667	348,667	348,667
	(3rd year with 10% interest – factor .087916)						367,841	367,841	367,841	367,841
4 YRS., @ 12% int. p.a. (factor:.026334)							330,544	330,544	330,544	330,544
5 YRS., @ 12% int. p.a. (factor:.022244)							279,207	279,207	279,207	279,207
6 YRS., @ 14% int. p.a. (factor:.020606)							258,647	258,647	258,647	258,647
7 YRS., @ 14% int. p.a. (factor:.018740)							235,224	235,224	235,224	235,224
8 YRS., @ 14% int. p.a. (factor:.017372)							218,053	218,053	218,053	218,053
9 YRS., @ 14% int. p.a. (factor:.016334)							205,024	205,024	205,024	205,024
10 YRS., 14% int. p.a. (factor:.015527)							194,895	194,895	194,895	194,895

Notes:

1. *Reservation fee is P50,000 for non view lot and P100,000 for view lot .*
2. *Reservation fee will form part of the downpayment or cash payment.*
3. *For Bank Financing, buyer can only avail of a maximum of 5% discount on Cash Term if Letter of Guarantee will be received 15 days from the date of reservation.*

Prepared by: Checked by:

24-Mar-21

LAS TERRAZAS
Standard Sample Computation
Effective: September 01, 2015
BUYER : 0.00

	discount	10%	7%	5%	0%
	no. of days	15	30	45	after 45

Lot location:

Ph	Blk	Lot	area	price		contract price	contract price	contract price	contract price
1	15	37	523	30,000		15,690,000	15,690,000	15,690,000	15,690,000
0	0	0	0	0		0	0	0	0
0	0	0	0	0		0	0	0	0
0	0	0	0	0		0	0	0	0
				Gross contract price		15,690,000	15,690,000	15,690,000	15,690,000

OPTION 2B - INSTALLMENT BASED ON OUTRIGHT DP

2B.1 Outright Downpayment (DP of 10% but below 20% to avail of the above disc.):

10%	Downpayment		1,569,000	1,569,000	1,569,000	1,569,000
less :	reservation fee dated	**03/25/21**	50,000	50,000	50,000	50,000
downpayment net of reservation fee			**1,519,000**	**1,519,000**	**1,519,000**	**1,519,000**
discount on downpayment			**156,900**	**109,830**	**78,450**	**0**
net downpayment payable			**1,362,100**	**1,409,170**	**1,440,550**	**1,519,000**
		Due dates	**04/09/21**	**04/24/21**	**05/09/21**	**05/24/21**

2B.2 Balance for Amortization:

gross contract price			15,690,000	15,690,000	15,690,000	15,690,000
Less:	10%	Downpayment	1,569,000	1,569,000	1,569,000	1,569,000
Others						
Balance for amortization			14,121,000	14,121,000	14,121,000	14,121,000
		Due dates	**05/09/21**	**05/24/21**	**06/08/21**	**06/23/21**
1 YR., 0% interest			1,176,750	1,176,750	1,176,750	1,176,750
2 YRS., 0% interest			588,375	588,375	588,375	588,375
3 YRS.	(1-2years, zero interest)		392,250	392,250	392,250	392,250
	(3rd year with 10% interest – factor .087916)		413,821	413,821	413,821	413,821
4 YRS., @ 12% int. p.a. (factor:.026334)			371,862	371,862	371,862	371,862
5 YRS., @ 12% int. p.a. (factor:.022244)			314,108	314,108	314,108	314,108
6 YRS., @ 14% int. p.a. (factor:.020606)			290,977	290,977	290,977	290,977
7 YRS., @ 14% int. p.a. (factor:.018740)			264,628	264,628	264,628	264,628
8 YRS., @ 14% int. p.a. (factor:.017372)			245,310	245,310	245,310	245,310
9 YRS., @ 14% int. p.a. (factor:.016334)			230,652	230,652	230,652	230,652
10 YRS., 14% int. p.a. (factor:.015527)			219,257	219,257	219,257	219,257

Notes:

1. *Reservation fee is P50,000 for non view lot and P100,000 for view lot .*
2. *Reservation fee will form part of the downpayment or cash payment.*
3. *For Bank Financing, buyer can only avail of a maximum of 5% discount on Cash Term if Letter of Guarantee will be received 15 days from the date of reservation.*

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24-Mar-21

LAS TERRAZAS
Standard Sample Computation
Effective: September 01, 2015
BUYER : 0.00

Lot location:

Ph	Blk	Lot	area	price	Contract Price
1	15	37	523	30,000	15,690,000
0	0	0	0	0	0
0	0	0	0	0	0
		Gross contract price			15,690,000

OPTION 3 - INSTALLMENT BASED ON ZERO & EXTENDED DP

3.1 DOWNPAYMENT	DP %	*0%*	*10%*	*20%*
Downpayment			1,569,000	3,138,000
less : reservation fee dated	**03/25/21**	50,000	50,000	50,000
Downpayment for amortization			1,519,000	3,088,000
1st downpayment is due on or before	**04/24/21**		506,333	514,667
2nd downpayment is due on or before	**05/24/21**		506,333	514,667
3rd downpayment is due on or before	**06/24/21**		506,334	514,667
4th downpayment is due on or before	**07/24/21**			514,667
5th downpayment is due on or before	**08/24/21**			514,667
6th downpayment is due on or before	**09/24/21**			514,665
			1,519,000	3,088,000
3.2 Balance for Amortization:				
gross contract price		15,690,000	15,690,000	15,690,000
less : Reservation Fee/Downpayment		50,000	1,569,000	3,138,000
balance for amortization		15,640,000	14,121,000	12,552,000
3.3 Monthly amortization:	**Due dates**	**04/24/21**	**07/24/21**	**10/24/21**
1 YR., 0% interest		1,303,333		
2 YRS., 0% interest		651,667		
3 YRS. (1-2years, zero interest)		434,444		
(3rd year with 10% interest – factor .087916)		458,335		
4 YRS., @ 12% int. p.a. (factor:.026334)		411,864	371,862	330,544
5 YRS., @ 12% int. p.a. (factor:.022244)		347,896	314,108	279,207
6 YRS., @ 14% int. p.a. (factor:.020606)		322,278	290,977	258,647
7 YRS., @ 14% int. p.a. (factor:.018740)		293,094	264,628	235,224
8 YRS., @ 14% int. p.a. (factor:.017372)		271,698	245,310	218,053
9 YRS., @ 14% int. p.a. (factor:.016334)		255,464	230,652	205,024
10 YRS., 14% int. p.a. (factor:.015527)		242,842	219,257	194,895

Notes:
1. *Reservation fee is P50,000 for non view lot and P100,000 for view lot .*
2. *Reservation fee will form part of the downpayment or cash payment.*
3. *For Bank Financing, buyer can only avail of a maximum of 5% discount on Cash Term if Letter of Guarantee will be received 15 days from the date of reservation.*

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24-Mar-21